

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL X - 40
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Gold Key Disposal Company has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel X-40 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Gold Key Disposal be and hereby is tentatively designated as Redeveloper of Disposition Parcel X-40 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title 1 of the Housing Acts of 1949, as amended.

(c) Submission within ninety (90) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final working drawings and specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcel X-40 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be and hereby is authorized to enter into a License with the Authority for the purpose of early entry into parcel X-40 to conduct soil tests. Said License shall further provide that the Licensee shall obtain liability insurance naming the Authority as co-insured and Licensee agrees to indemnify and hold harmless the Authority from any liability and/or damage, resulting from the Licensee's use of the premises. Said License to include such other terms and conditions as the Director deems proper and in the best interest of the Authority.

5. That the developer be and hereby is authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

Law Office
of

Goldstein, Burkin, Wennett and Carter

85 Devonshire Street
Boston, Massachusetts 02109

(617) 523-1393
November 28, 1988

Nathan Goldstein
Charles Burkin
Richard W. Wennett
Evan J. Carter
Floyd H. Anderson
Sharon S. McCormick

Teletypewriter
(617) 523-1393

Cable Address
Potomac

Mr. Steven Coyle, Director
Boston Redevelopment Authority
Boston City Hall
One City Hall Square
Boston, MA 02201

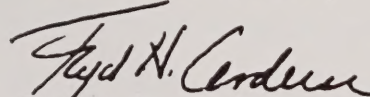
Re: Gold Key Disposal
B.R.A. Parcel X-40

Dear Mr. Coyle:

This office represents Gold Key Disposal Company. This letter is written to advise the Authority that Gold Key Disposal is interested in being designated at the intersection of Albany and Randall Streets in Roxbury. The use to be made of the parcel would include a garage for the company's trucks and office space. The architect for Gold Key Disposal is Michael McKayaia of Dorchester, MA.

Please contact me if there are any questions concerning this letter of interest.

Very truly yours,


Floyd H. Anderson

Commercial Development Pro Forma

Gold Key Realty Trust
415 Harrison Ave.
Boston, Ma.

JAN 18 1989

Total Hard Costs \$124,000

New Construction (\$60/GSF)	\$114,000
Site Improvement	10,000

Total Soft Costs \$ 51,500

Architect/Engineering	\$ 8,500
Legal	5,000
Permits and Fees	2,000
Real Estate Taxes and Linkage	3,000
Construction Loan Interest	20,000
Developer's Fee	10,000
Accountant	3,000

Contingency (20% of Hard Costs) \$ 24,800

Total Development Cost \$200,300

Soft Costs as a % of Hard Costs	41%
Soft Costs as a % of Total Development Costs	26%
Total Development Costs/GSF	\$ 106.

Total Land Square Footage Unknown

Total Gross Square Footage 1890 s.f.

Office	594 s.f.
Garage	1296 s.f.
Parking	4 spaces

Total Net Sqare Footage 1713 s.f.

Office	525 s.f.
Garage	1188 s.f.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PART I. REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

Form HUD-9004
OMB No. 2520-0087

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Gold Key

b. Address and ZIP Code of Redeveloper: 415 Harrison Ave.
Boston, Ma. 02118

c. IRS Number of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

is South End

(Name of Urban Renewal or Redevelopment Project Area)

is in the City of Boston, State of Mass.
is described as follows²

Parcel X-40
on the corner of Randall and Albany St.
South End, Boston, Ma.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Mass.

☒ A corporation.

☐ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☐ A ~~partnership~~ association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization: October 5, 1982

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows

Paul L. Cataldo	President	51%
Anna G. Cataldo	Clerk	25%
Paul G. Cataldo		24%

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PART I. REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

Form Approved
 OMB No. 43R-0057

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock. *see below*
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

<u>NAME, ADDRESS, AND ZIP CODE</u>	<u>POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>
Paul L. Cataldo 475 LaGrange St. West Roxbury, Ma. 02132	President 51%
Anna G. Cataldo 475 LaGrange St. West Roxbury, Ma. 02132	Clerk 25%
Paul G. Cataldo 475 LaGrange St. West Roxbury, Ma. 02132	24%

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 3 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

<u>NAME, ADDRESS, AND ZIP CODE</u>	<u>DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>
Not Applicable	

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

Not Applicable

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

1. If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

PART I. REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

Form HUD-1000
OMB No. 4210-0004

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

Not Applicable

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation. \$
- d. Cost per dwelling unit of any residential rehabilitation. \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

Not Applicable

TYPE AND SIZE OF DWELLING UNIT

ESTIMATED AVERAGE
MONTHLY RENTAL

ESTIMATED AVERAGE
SALE PRICE

- b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

Not Applicable

- c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

Not Applicable

CERTIFICATION

I (We) Gold Key

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 1/11/89

Samuel F. Cataldi
Signature

President

475 La Grange St.
West Roxbury, Ma. 02132

Address and ZIP Code

1/11/89

Dated: *Samuel F. Cataldi*
Signature

Clerk

same

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper:

Gold Key

b. Address and ZIP Code of Redeveloper:

415 Harrison Ave.

Boston, Ma. 02118

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in

South End

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston

Mass.

is described as follows:

Parcel x-40

Corner of Randall and Albany Streets

South End, Boston, Ma.

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of December 31, 1989, is as reflected in the attached financial statement.

NOTE: Attach a certified financial statement showing the assets and liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

Albert J. Wisialko

601 High St., Dedham, Ma., 02026

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

--Financing from the Shawmut Bank

--see attached Personal Financial Statement and Commercial Pro Forma

PART II. REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:
 \$504,750-- see breakdown on attached
 a. In banks: Personal Financial Statement
NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT
\$

- b. By loans from affiliated or associated corporations or firms:
NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT
\$

- c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE
\$

MORTGAGES OR LIENS
\$

7. Names and addresses of bank references:

Shawmut Bank
 1850 Centre St.
 West Roxbury, Ma. 02132

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5.6. and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO
- If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:
 Not Applicable

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction or construction-related undertakings comparable to the proposed construction work, name of such employee, name and address of employer, title of position, and brief description of work:

Not Applicable

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

Not Applicable

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

Not Applicable

- a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?
If Yes, explain: Not Applicable ☐ YES ☐ NO

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____ Not Applicable

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

Not Applicable

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT
\$DATE TO BE
COMPLETED

PART II REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

Form Approved
OMB No. 4210-006

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCYAMOUNT
\$DATE OPENED

Not Applicable

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

Not Applicable

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO
- If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO
- If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statements referred to in Item 14a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I, Gold Key

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.

Dated: 1/11/89*Paul L. Cataldo*
Signature

President

Title

475 LaGrange St.
West Roxbury, Ma. 02132

Address and ZIP Code

Dated: 1/11/89*Anna G. Cataldo*
Signature

Clerk

Title

same

Address and ZIP Code

1. If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
2. Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

AUTHORITY

Raymond L. Flynn

Stephen Coyle

One City Hall Square
Boston, MA 02201
617 72-4300

**DISCLOSURE STATEMENT CONCERNING BENEFICIAL INTEREST
REQUIRED BY SECTION 40J (CHAPTER 7 OF THE GENERAL LAWS)**

- (1) Location: Parcel x-40, South End, Boston, Ma.
- (2) Grantor or Lessor: Boston Redevelopment Authority
- (3) Grantee or Lessee: Gold Key
- (4) I hereby state, under the penalties of perjury, that the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in the above listed property are listed below in compliance with the provisions of Section 40J of Chapter 7 (see attached Statute).

NAME AND RESIDENCE OF ALL PERSONS WITH SAID BENEFICIAL INTEREST:

Paul L. Cataldo, 475 LaGrange St., West Roxbury, Ma. 02132

Anna G. Cataldo, 475 LaGrange St., West Roxbury, Ma. 02132

Paul G. Cataldo, 475 LaGrange St., West Roxbury, Ma. 02132

- (5) The undersigned also acknowledged and states that none of the above listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capital Planning and Operations.

SIGNED under the penalties of perjury.

Signed: Paul L. Cataldo

Date: 1/11/89

§ 401. Disclosure statements of persons having beneficial interest in real property

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the deputy commissioner of capital planning and operation. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation.

A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital planning and operations disclosing beneficial interest in real property pursuant to this section, shall identify his/her position as part of the disclosure statement. The deputy commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The deputy commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

Added by St.1980, c. 579, § 12

1980 Enactment. St.1980, c. 579, § 12 was approved July 16, 1980, and by § 46 made effective July 1, 1981.

See, also, now under § 39A of this chapter.

Library References

Stamps on 49.

C.J.S. §§ 145, 149, 150.

PERSONAL FINANCIAL STATEMENT

IMPORTANT: Read these directions before completing this Statement.

- ☐ If you are applying for individual credit in your own name and are relying on your own income or assets and not the income or assets of another person as the basis for repayment of the credit requested, complete only Sections 1 and 3.
- ☐ If you are applying for joint credit with another person, complete all Sections providing information in Section 2 about the joint applicant.
- ☐ If you are applying for individual credit, but are relying on income from alimony, child support, or separate maintenance or on the income or assets of another person as a basis for repayment of the credit requested, complete all Sections, providing information in Section 2 about the person whose alimony, support, or maintenance payments or income or assets you are relying.
- ☐ If this statement relates to your guaranty of the indebtedness of other person(s), firm(s) or corporation(s), complete Sections 1 and 3.

TO: SHAWMUT BANK OF BOSTON, N.A.

SECTION 1 - INDIVIDUAL INFORMATION (Type or Print)	SECTION 2 - OTHER PARTY INFORMATION (Type or Print)
Name PAUL L. CATALDO	Name ANNA G. CATALDO
Residence Address 475 LA GRANGE STREET	Residence Address
City, State & Zip WEST ROXBURY, MA	City, State & Zip
Position or Occupation PRESIDENT/OWNER	Position or Occupation
Business Name GOLD KEY DISPOSAL	Business Name
Business Address 415 HARRISON AVENUE	Business Address
City, State & Zip BOSTON, MA 02118	City, State & Zip
Res. Phone 323-3227 Bus Phone 423-6565	Res. Phone Bus Phone

SECTION 3 - STATEMENT OF FINANCIAL CONDITION AS OF <u>19</u>			
ASSETS (Do not include Assets of doubtful value)	In Dollars (Omit cents)	LIABILITIES	In Dollars (Omit cents)
Cash on hand and in banks		Notes payable to banks - secured	3 250
U.S. Gov't. & Marketable Securities - see Schedule A	14 750	Notes payable to banks - unsecured	
Non-Marketable Securities - See Schedule B	8 500	Due to brokers	
Securities held by broker in margin accounts		Amounts payable to others - secured	
Restricted or control stocks		Amounts payable to others - unsecured	
Partial interest in Real Estate Equities - see Schedule C		Accounts and bills due	
Real Estate Owned - see Schedule D	235 000	Unpaid income tax	
Loans Receivable		Other unpaid taxes and interest	
Automobiles and other personal property	61 500	Real estate mortgages payable - see Schedule D	
Cash value-life insurance-see Schedule E		Other debts - itemize	
Other assets - itemize			
Business - Gold Key Disposal			
(Equipment-Clients)	185 000		
		TOTAL LIABILITIES	3 250
		NET WORTH	501 500
TOTAL ASSETS		TOTAL LIAB. AND NET WORTH	504 750

SOURCES OF INCOME FOR YEAR ENDED <u>12/31</u> <u>19</u> <u>88</u>	PERSONAL INFORMATION
Salary, bonuses & commissions \$ 60 000	Do you have a will? <u>NO</u> if so, name of executor
Dividends 220	Are you a partner or officer in any other venture? If so, describe
Real estate income	NO
Other income (Alimony, child support, or separate maintenance income need not be revealed if you do not wish to have it considered as a basis for repaying this obligation)	Are you obligated to pay alimony, child support or separate maintenance payments? If so, describe
	NO
	Are any assets pledged other than as described on schedules? If so, describe
	NO
TOTAL \$ 60,220	Income tax settled through (date) <u>12/31/87</u>
CONTINGENT LIABILITIES	Are you a defendant in any suits or legal actions?
Do you have any contingent liabilities? If so, describe	NO
As indorser, co-maker or guarantor? \$	Personal bank accounts carried at Shawmut Bank
On leases or contracts? \$	Workingmans Co-Op
Legal claims \$	Have you ever been declared bankrupt? If so, describe
Other special debt \$	NO
Amount of contested income tax liens \$	

SCHEDULE A - U.S. GOVERNMENTS & MARKETABLE SECURITIES

Number of Shares or Face Value (Bonds)	Description	In Name Of	Are These Pledged?	Market Value
3,500	U. S. Gov. Bonds	Paul & Anna Cataldo	no	5000
	Medical Dynamics	" " " "	no	3500

SCHEDULE B - NON-MARKETABLE SECURITIES

Number of Shares	Description	In Name Of	Are These Pledged?	Source of Value	Value

SCHEDULE C - PARTIAL INTERESTS IN REAL ESTATE EQUITIES

Address & Type Of Property	Title in Name Of	% Of Ownership	Date Acquired	Cost	Market Value	Mortgage Maturity	Mortgage Amount

SCHEDULE D - REAL ESTATE OWNED

Address & Type Of Property	Title in Name Of	Date Acquired	Cost	Market Value	Mortgage Maturity	Mortgage Amount
475 La Grange Street	Paul & Anna	1967	76,000	235,000	0	0

SCHEDULE E - LIFE INSURANCE CARRIED, INCLUDING N.S.L.I. AND GROUP INSURANCE

Name Of Insurance Company	Owner Of Policy	Beneficiary	Face Amount	Policy Loans	Cash Surrender Value

SCHEDULE F - BANKS OR FINANCE COMPANIES WHERE CREDIT HAS BEEN OBTAINED

Name & Address Of Lender	Credit In The Name Of	Secured Or Unsecured?	Original Date	High Credit	Current Balance
Shawmut Bank	Gold Key, Paul Cataldo	S	1979	125,000	0

The information contained in this statement is provided for the purpose of obtaining, or maintaining credit with you on behalf of the undersigned, or persons, firms or corporations in whose behalf the undersigned may either severally or jointly with others, execute a guaranty in your favor. Each undersigned understands that you are relying on the information provided herein (including the designation made as to ownership of property) in deciding to grant or continue credit. Each undersigned represents and warrants that the information provided is true and complete and that you may consider this statement as continuing to be true and correct until a written notice of a change is given to you by the undersigned. You are authorized to make all inquiries you deem necessary to verify the accuracy of the statements made herein, and to determine my/our creditworthiness. You are authorized to answer questions about your credit experience with me/us.

Signature(individual)

S.S. No. 215-347-2651 Date of Birth 1-21-34

Signature(Other Party)

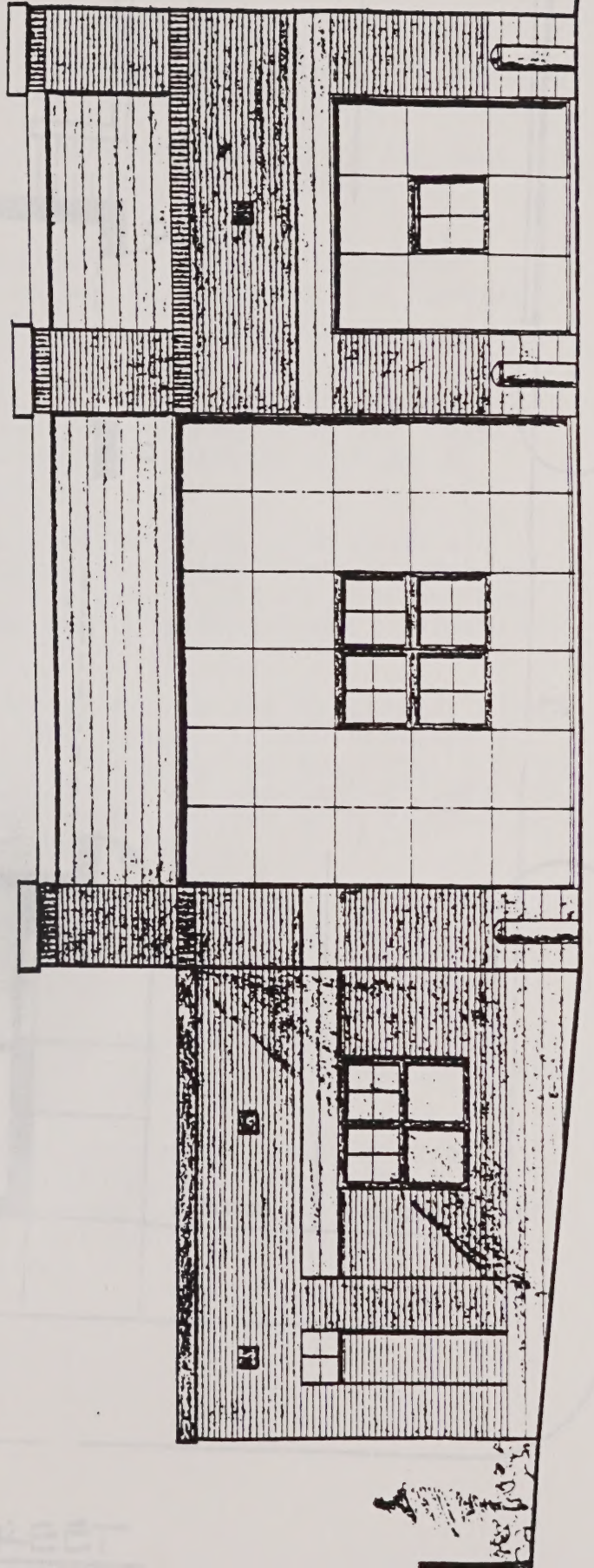
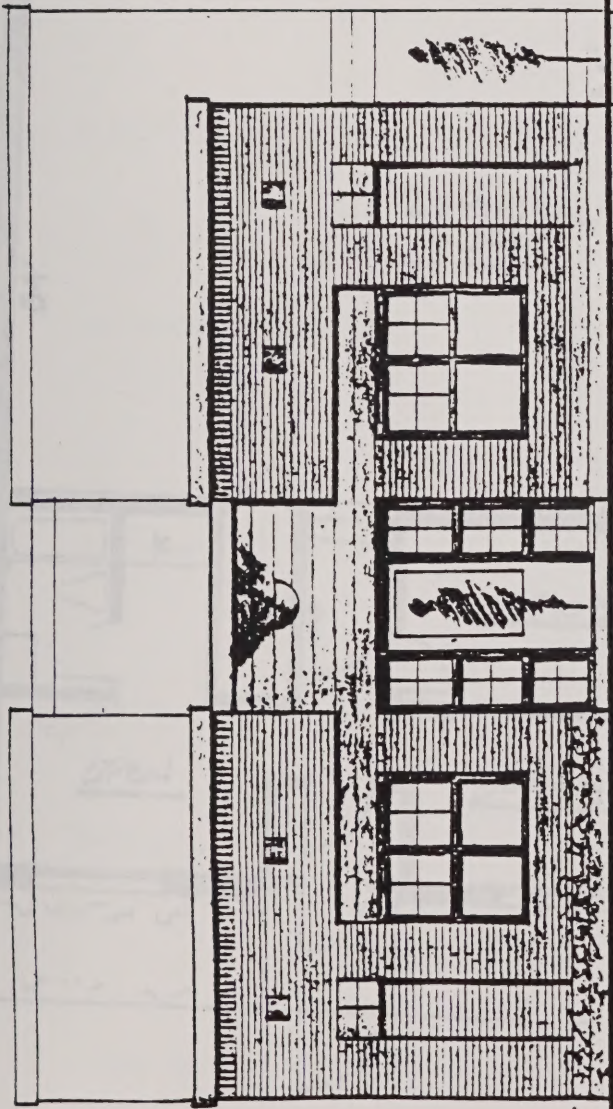
S.S. No. 032-28-4238 Date of Birth 12-7-38

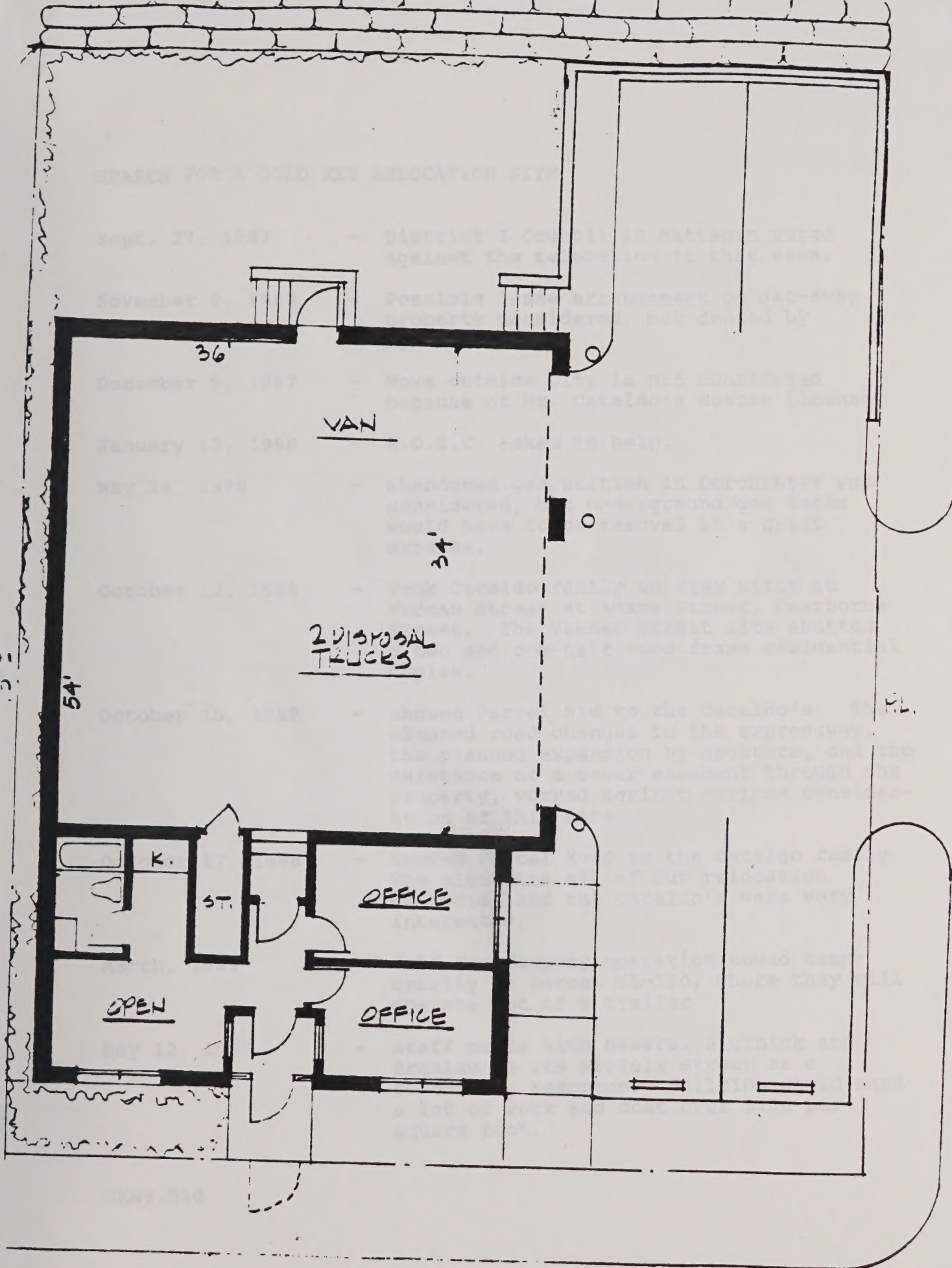
Date Signed _____ 19____

(USE ADDITIONAL SCHEDULES IF NECESSARY)

PROPOSAL FOR:
GOLD KEY DISPOSAL
1/19/89
BRA PARCEL X-4C
MICHAEL L. MCKAY AIA - ARCHITECT

ALBANY STREET ELEVATION





ALBANY STREET

SEARCH FOR A GOLD KEY RELOCATION SITE

- Sept. 27, 1987 - District 3 Council in Mattapan voted against the relocation to that area.
- November 9, 1987 - Possible lease arrangement on Jet-Away property considered, but denied by Jet-Away.
- December 9, 1987 - Move outside City is not considered because of Mr. Cataldo's Boston License.
- January 12, 1988 - E.D.I.C. asked to help.
- May 24, 1988 - Abandoned gas station in Dorchester was considered, but underground gas tanks would have to be removed at a great expense.
- October 12, 1988 - Took Cataldo family to view sites at Yeoman Street at Adams Street, Dearborne Street. The Yeoman Street site abutted a two and one-half wood frame residential duplex.
- October 15, 1988 - Showed Parcel 51d to the Cataldo's. The planned road changes to the expressway, the planned expansion by abutments, and the existence of a sewer easement through the property, worked against serious consideration of this site.
- October 17, 1988 - Showed Parcel X-40 to the Cataldo family. The site fits all of our relocation criteria, and the Cataldo's were very interested.
- March, 1989 - Gold Key Company operation moved temporarily to Parcel SE-120, where they will operate out of a trailer
- May 12, 1989 - Staff meets with Messrs. Slotnick and Breslau re 169 Norfolk Street as a relocation resource. Building would need a lot of work and cost over \$100 per square foot.

GKey.51d

SOUTH END

MHD

Grant Manor Tenants Association
20 East Lenox #430
Boston, Ma. 02118

BOSTON REDEVELOPMENT
AUTHORITY
DIRECTOR'S OFFICE

MAR 2 12 38 PM '89

February 23, 1989

Boston Redevelopment Authority
Boston City Hall
One City Hall Sq.
Boston, Ma. 02201

Dear Mr. Coyle:

We, the Tenants of Grant Manor, would like to express our support for the development proposal of Gold Key Disposal for Parcel x-40, on the corner of Albany and Randall Streets.

Gold Key Disposal has been around for a long time and has suffered enough dislocation by the urban renewal process and current re-development of the South End.

Small business, like tenants, should not be replaced by government action... Gold Key Disposal should have a permanent home for their business.

Sincerely

Mary Yeaton

Mary Yeaton, President
Grant Manor Tenants Assoc.

/mt

RECEIVED

MAR 6 1989

BOSTON REDEVELOPMENT
AUTHORITY
DIRECTOR'S OFFICE



UNITED NEIGHBORS OF LOWER ROXBURY, INC.

90 Windsor Street, Boston, Massachusetts 02120

March 24, 1989

RECEIVED

MAR 27 1989

RE:Gold Key Disposal

FILED
CIVIL RIGHTS DIVISION
U.S. DEPARTMENT OF JUSTICE

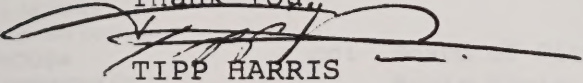
To whom it may concern,

At a meeting held on March 14, 1989 the United Neighbors of Lower Roxbury voted on giving their support for the endeavors of Gold Key Disposal.

This was done with the understanding that the space under question will be used only for the storage of trucks and not refuse.

If further information is needed please contact me at 442-8890 .

Thank You,


TIPP HARRIS
President U.N.L.R.

c.c. Maria Faria



NEWMARKET BUSINESS ASSOCIATION

1024 Massachusetts Avenue Boston, Massachusetts 02118 (617) 442-9869

President

ALAN S. BRESSLER
Agar Supply Co.

Vice Presidents

WALTER F. MORGAN
DePaoli Mosaic Co.
MARLOWE A. SIGAL
Solutek Corp.

Secretary

VIRGINIA C. TRAINOR
Boston University Medical Center

Treasurer

NANCY L. CORCORAN
State Street Bank and Trust Company

Chairman of the Board

ROBERT F. WALSH
Robert F. Walsh Associates

Board of Directors

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Beckwith Elevator Co., Inc.

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Waldo Bros. Company

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N.E.S.W., Inc.

PHILIP S. HART
Community Development Corp.

THEODORE M. HAURI
Boston Design Corp.

WILLIAM L. JACOBSON
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ALAN MICHEL
H.O.M.E., Inc.

HARRY J. MURPHY
Digital Equipment Corporation

MARIO NICOSIA
Nicosia Development Co.

MICHAEL E. NORMAN
Abbot Restoration Co., Inc.

EDGAR ROTHSCHILD
Abbott Equipment Co., Inc.

SAMUEL SHAPIRO
Harrison Supply Co., Inc.

THOMAS H. SCOTT
Truck Center, Inc.

JAMES WEBSTER
Boston Edison

Advisory Council

* CHARLES GEORGENES
* HAROLD MASTERMAN
* THOMAS NUTLEY

* Past Chairman of the Board

March 17, 1989

Mr. Robert McGilvary
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Maria:

The Board of Directors of this association has reviewed the Gold Key Proposal.

Within the context of Gold Key's current operation and their proposed use for this property, the New Market Business Association supports Gold Key's proposal.

Sincerely,

Alan Bressler
President

cc: Board of Directors
Maria Faria

AB/db



BBW
BOSTON BODY WORKS

Boston Redevelopment Authority
Boston City Hall
One City Hall Square
Boston, MA 02110

Attention: Mr. Stephen Coyne

We of Boston Body Works Support the development proposal made by the
Gold Key Disposal Company for the corner of Albany and Randall streets,
Boston, MA

Sincerely,

Patrick W. Cibotti,
President

CRANES

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E.G. LEON & CO., INC.

Specialists in Power Equipment

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MOTORS

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Electro & Permanent
Magnets

February 8, 1989

FEBRUARY 6, 1989

BOSTON REDEVELOPMENT AUTHORITY
BOSTON, MA 02201

ATTENTION: MR. STEPHEN COYLE

DEAR MR. COYLE,

GOLD KEY DISPOSAL HAS BEEN OUR NEIGHBOR FOR THE PAST SIXTEEN YEARS. THEY ARE A CLEAN AND QUITE OPERATION. WE HOPE TO HAVE THEM AS NEIGHBOR FOR A LONG TIME.

SINCERELY,

KAMRAN MASOOD

Sincerely yours,

Vincent R. Fargola

Decore
UPHOLSTERING COMPANY, INC.

417 HARRISON AVENUE · BOSTON, MASS. 02118 · 617 542-1180

February 6, 1989

Boston Redevelopment Authority
Boston, Massachusetts 02201

Attention: Mr. Stephen Coyle

Dear Mr. Coyle,

I am writing this letter in behalf of Gold Key Disposal. It is my understanding that Gold Key Disposal is interested in acquiring a parcel of land at the corner of Randall and Albany Street in order to erect a building for his business needs. Gold Key Disposal has been a neighbor ever since we relocated our Business to Harrison Avenue ten (10) years ago. As a business man I can only give Gold Key Disposal the highest recommendation, they are a clean, quiet and efficient operation. I would recommend them highly for anyones' disposal need.

We, at Decore, hope you will approve there development proposal. If there are any questions or If I can be of further assistance in any way, Please don't hesitate to call me.

Sincerely yours,

Vincent M. Pergola
Vice President

VMP/jad



THE **StrideRite** CORPORATION

FIVE CAMBRIDGE CENTER • CAMBRIDGE, MA 02142

617/491-8800

February 22, 1989

Mr. Robert B. McGilvray
Chief of Rehabilitation
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Re: Parcel X-40
South End Urban Renewal Area

Dear Mr. McGilvray:

With respect to the Gold Key Disposal Company's redevelopment of the above-referenced premises, as described in the enclosures to your letter dated February 9, 1989, The Stride Rite Corporation has no objections thereto provided that Gold Key does not use the site for trash storage (either overnight or longer), or otherwise operate or maintain its facilities in a manner which may tend to increase the local populations of rodents or other vermin.

Sincerely,

Ronald S. Balk
Associate Counsel

ljd

cc: Maria Faria
Kathleen Strange



BAY STATE AUTO SPRING MFG. CO., INC.

February 6, 1989

Stephen Coyle
Boston Redevelopment Authority
Boston City Hall
One City Hall Square
Boston, Ma. 02110

Dear Mr. Coyle,

We would like to offer our recommendation concerning the Gold Key Disposal Company and their development proposal for the corner of Randall and Albany Streets.

Bay State Auto Spring has had a business relationship with Gold Key Disposal for over twenty years, and hold them in the highest regard, both professionally as well as personally, due to their commitment to the community.

It is our hope that the Redevelopment Authority will give serious consideration to Gold Key Disposals proposal.

Sincerely,

Edward Kepnes
President

MEMORANDUM

MAY 25, 1989

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: ANTHONY WILLIAMS, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT,
ROBERT MCGILVRAY, CHIEF OF REHABILITATION
AND MAJOR LEWIS, RELOCATION SPECIALIST

SUBJECT: REQUEST TENTATIVE DESIGNATION OF THE GOLD KEY DISPOSAL
COMPANY AS DEVELOPER OF PARCEL X-40 IN THE SOUTH END
URBAN RENEWAL AREA, AND PERMISSION FOR EARLY ENTRY TO
THE SITE FOR SOIL TESTING PURPOSES.

SUMMARY: THE GOLD KEY DISPOSAL COMPANY ARE RELOCATEES OF URBAN
RENEWAL ACTION IN THE SOUTH END. THIS MEMO SEEKS
TO NAME THEM AS DEVELOPER OF A VACANT SOUTH END PARCEL
WHERE THEY CAN CONSTRUCT A PERMANENT FACILITY FOR
THEIR BUSINESS.

The Gold Key Disposal Company property was acquired by the Authority in May of 1969 as part of the Blackstone School expansion under the South End Urban Renewal Plan. In June of 1972, the Gold Key operation was moved to BRA-owned property at 415 Harrison Avenue, where they have remained ever since, as temporary tenants.

In 1988 the Authority voted to sell the property at 415 Harrison Avenue to the Adams Transmission Company of Boston, so that they could move part of their crowded South Boston operation to the South End site. The Gold Key Company has again been temporarily relocated to Parcel SE-120, which is a vacant parcel adjacent to their former location.

Parcel X-40 is located at the corner of Albany and Randall Streets. The parcel is vacant, contains approximately 6,060 square feet of area and is located in an M-2 zone.

The Gold Key Company has hired an architect and submitted plans and cost estimates for a replacement facility that will meet their needs for years to come, and which will accommodate the two trucks under cover, while they are on the property. Financing is being arranged through the Shawmut Bank of Boston.

The planned building and treatment of the open space have been approved by our design department.

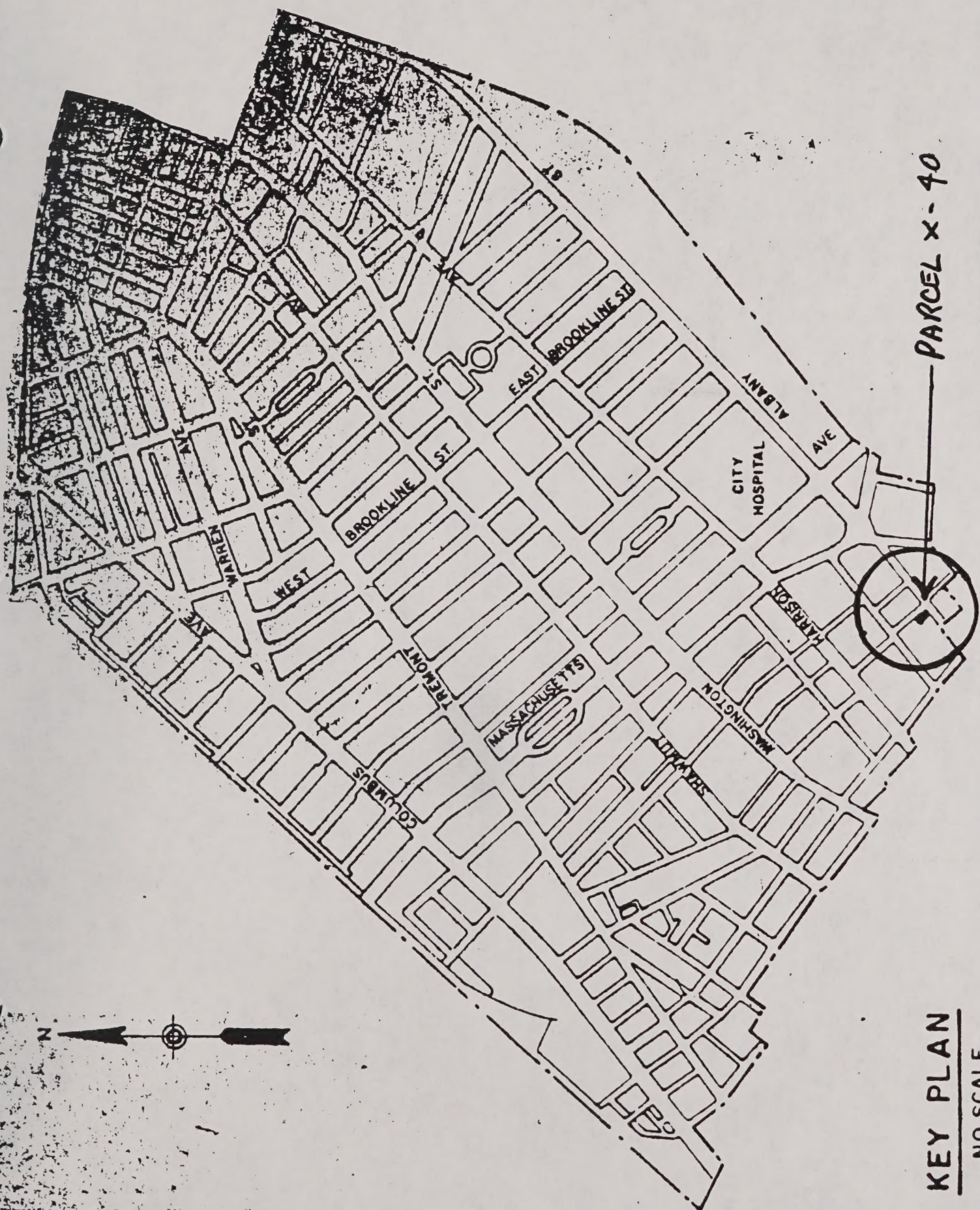
Several meetings have been held with local community groups. Meetings were held on January 13th, February 10th and 16th to allow the developer to present their proposal for Parcel X-40. Abutters have been contacted and are generally supportive of the proposal.

In addition, BRA staff had a further meeting with the Orchard Park Tenants Association on May 4, 1989, but did not receive approval by the tenants group at that time. The Orchard Park Tenants Group have been informed that they will participate in the final design review of the new office and garage building.

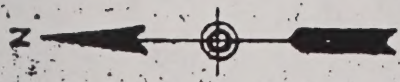
The direct abutter, Stride-Rite Shoe Company, and the local Newmarket Businessman's Association have approved the project.

It is therefore recommended that the Authority tentatively designate the Gold Key disposal Company of Boston, as the redeveloper of Parcel X-40 in the South End Urban Renewal Area. It is also recommended that the Gold Key Disposal Company be granted an early entry license, in the usual form, to perform soil tests.

An appropriate resolution is attached.



PARCEL X-40



KEY PLAN
NO SCALE

